



**MINUTES  
CITY COUNCIL WORK SESSION  
March 1, 2022**

**CALL TO ORDER**

The meeting was called to order at 5:00 pm.

**Present:** Mayor: Charlie Miner; Council: Jahn Dyvik, Mike Feldmann, and Deirdre Kvale

**Staff Present:** City Administrator: Scott Weske; and City Engineer: Brad Reifsteck

**Absent:** Council: Gina Joyce (with prior notice)

**APPROVE AGENDA**

*A motion was made by Feldmann, seconded by Dyvik, to approve the agenda as submitted. Ayes: all.*

**OPEN CORRESPONDENCE**

**Brevik Theraldson, 66 Apple Glen Road** – Mr. Theraldson noted that they also own properties at 170 Lakeview Avenue as well as 18 Westwood Drive. They recently purchased the property on Lakeview Avenue and it seems that even when there is a modest rain, within five hours the water starts coming up in the basement. He stated that he would love to see curb and gutter put in on the street and believes there are other residents who have similar issues on their property. He mentioned that for the property on Westwood Drive, the roadway is not in terrible shape, but the biggest problem is that the cul-de-sac retains water. He observed that there are plans for mill and overlay of the street, but there is no mention of grade changes and if that is not in the plan, he would like to see Westwood Drive tabled until that drainage issue can be rectified. He added that he has photos that he can share with the Council.

**Angela Hames, 16 Westwood Drive** – Ms. Hames stated that she also has photos and had submitted them to the previous Mayor in 2018. She was advised that the City was aware of the problem and people came out to look at it, but then she never heard anything else. She had submitted more pictures of the area in the winter and was again told that staff knew about the issue. Someone came out and marked the area, but, to her knowledge, nothing has been done. She commented that if there are plans to do something to Westwood Drive, she would like it to be done so the grading is corrected.

Council members asked questions about potential drainage concerns on neighboring properties that have similar issues.

Mr. Theraldson reiterated that he would like to see curb and gutter throughout the City and noted that there are a lot of sump pumps running overtime in the City because the houses seem to be taking the drainage off the streets.

Mayor Miner thanked the residents for their input and explained that the Council would be discussing upcoming pavement projects during the meeting.

Mr. Theraldson and Ms. Hames presented pictures to the Council for consideration during their discussion.

## **BUSINESS ITEMS**

### **Discuss 2022 Pavement Management Plan Update and Professional Services Proposal for 2022 Pavement Management Improvement Project**

City Engineer Reifsteck gave an overview of the revised 2022 Pavement Management Plan. He reviewed the pavement cores/geotechnical pavement forensics, utility conditions, watermain break history, and franchise fee funding for street rehabilitation. He explained that staff is recommending Full-Depth Reclamation (FDR) for Bollum Lane, Bollum Circle, Creekside Drive Meadow Lane, and Orchard Circle; and a mill and overlay on Valley View Road, Westwood Drive, and Kennedy Lane. He noted that for 2023 staff is recommending mill and overlay for Symes Street, Mill Street, Lake Street, and the two parking lots that adjoin Lake Street. He stressed that they formulated their recommendations based on the pavement cores and the underlying utilities.

The Council asked questions about the estimated project costs, pavement conditions, project parameters, the effect of construction traffic on the roadways, and potential ways to address drainage issues such as on Westwood Drive and Lakeview Avenue.

Reifsteck discussed specific plans for the 2022 projects and estimated construction costs, including a 10% contingency.

Council member Dyvik inquired about the diagram that showed drainage and utility issues and asked if there were details about what the problems were in those locations.

Reifsteck noted that former City Engineer Mollenkamp had put that diagram together based on information she had gathered from Public Works Director Diercks or her files; however, she was not specific on what the issues were. He confirmed that he could dive into that information a bit more.

Council member Dyvik commented that he would like that information because there are areas included that the Council has not been talking about and he would like to know what the issues are in those areas.

Reifsteck explained that the 10% contingencies should be able to address the smaller drainage issues that they may find. He stated that if it looks like an issue may be more substantial than what the contingency can take care of, they can perhaps bring it back during final design for or have some type of bid alternate to try to keep the projects moving forward. He added that the concerns raised by the residents this evening appear to be the result of minor drainage issues, even if that is not what it feels like to them.

Council members discussed the age of the watermain in various areas of the City, expected funds available from the franchise fees, drainage issues, and possible solutions for Westwood Drive.

Reifsteck suggested that staff take a closer look at Westwood Drive during their preliminary design work and noted that they could also meet with residents and Public Works Director Diercks to put together a plan including some cost details. At that point, the Council can decide if they want to move forward with it or not.

Ms. Hames mentioned that property near her in Orono, within the past week, appears to be filling in the stream area with dirt where some of the water used to go.

The Council considered the issues brought up about Lakeview Avenue, the history of timing of plans for work on the pavement, plans for Grand Avenue, and the possibility of including it in the PMP with the available funds.

Council member Dyvik voiced support for the idea of trying to do the larger projects, like Lakeview Avenue and Grand Avenue, further out when the City has been able to build up more funds.

Weske indicated that there will be two bonds falling off, but in the meantime, the City would still be making progress on other streets not scheduled for full reconstruction.

Council member Dyvik agreed that the City would be making progress on streets that need help, even if it is not major help. He asked about assessments for street projects.

Weske clarified that the City did not assess for surface projects such as mill and overlay and only assesses for full reconstruction projects.

Council member Kvale asked whether there would be a way to address some of the drainage issues on Lakeview Avenue in a stop-gap way since reconstruction of the road as a full project is further out in the plans.

Reifsteck stated that he can take a look at it and commented that he does not know much of the history of the area, but he noted that it may be difficult to do something as a stop-gap measure in this location.

Mr. Theraldson agreed that not much could be done as a stop-gap and felt it would just waste the City's money and resources. He noted that there may be something that could be done for a neighboring property but he did not believe anything could be done to help the issues on his property. He stated that he would like to know if Lakeview will ever be done, because the City has continued to 'kick the can down the road'.

Reifsteck reviewed the proposed Professional Services Agreement prepared by WSB for the 2022 Pavement Management Improvement Project. He advised that details of the proposal were included in the packet and added that if there are services that the City would like to undertake, they can just let them know and WSB can fill in the gaps, as needed.

Mayor Miner questioned whether City Administrator Weske had an opinion on whether the City should contract with WSB for 100% of these services, or if there were some that Public Works could handle.

Weske responded that he was sure that Public Works Director Diercks could handle some project oversight; however, it would mean losing him from his other duties for 50 hours/week.

Reifsteck noted that if the City wanted to take on any of these duties, he would suggest the mill and overlay because it does not involve a full-time effort for those projects. He indicated that oversight of the FDR would require a full-time effort.

Council member Dyvik asked who would be responsible for mistakes or work that would need to be redone.

Reifsteck replied that WSB would be responsible and could take a look at what staff may want to bring to the table. WSB could send out letters and manage the contract; adding that the only thing that they would ask, if the City wanted to take on an area of responsibility, would be the observation.

Council member Dyvik observed that he was hesitant to make any decisions on the issue of staff oversight without Public Works Director Diercks being present.

Reifsteck indicated that they can adjust things after the fact, if necessary.

Weske explained that it will depend on Public Works Director Dierck's workload.

**OTHER BUSINESS**

No other business was discussed.

**ADJOURN**

*Hearing no objection, Mayor Miner adjourned the meeting by general consent at 6:28 pm.*

Respectfully submitted,

Scott Weske  
City Administrator